

Traffic Engineer Referral Response

Application Number:	Mod2022/0568
Date:	28/10/2022
Responsible Officer	
Land to be developed (Address):	Lot 6 DP 30579 , 45 Mitchell Road BROOKVALE NSW 2100

Officer comments

The applicant seeks approval for a modification to allow for an extension of trading hours and an increase in patron capacity at the Artisan Food and Drink premises at 45 Mitchell Road Brookvale.

Hours of Operation

The applicant seeks approval to amend condition 30 which restricts the hours of operation. The existing condition is as follows:

Hours of Operation

The hours of operation are to be restricted to:

Industrial operations for Brewery & Distillery

- 6:00 AM to 4:00 PM Monday to Friday

- 8:00 AM to 12:00 PM Saturday

- Closed Sunday

Tasting and Cellar Door

- 4:00 PM to 10:00 PM Monday to Friday

- 12.00pm to 10.00 PM Saturday and Sunday

Upon expiration of the permitted hours, all service (and entertainment) shall immediately cease, no patrons shall be permitted entry and all customers on the premises shall be required to leave within the following 30 minutes.

Reason: Information to ensure that amenity of the surrounding locality is maintained.

The applicant proposes no change to the hours for Brewery and Distillery operations but seeks to extend the hours for tasting and cellar door as follows:

Tasting and Cellar Door

- 4:00pm to 10:00pm Monday to Wednesday

- 4:00 pm to 12:00 am Thursday and Friday

- 12.00pm to 12.00 am Saturdays

- 12:00pm to 10:00pm Sunday and Public Holidays

Upon expiration of the permitted hours, all service (and entertainment) shall immediately cease, no patrons shall be permitted entry and all customers on the premises shall be required to leave within the following 30 minutes.

The proposed hours of operation are similar to those which have been approved for other brewery and distillery uses in the Brookvale Industrial area and it is noted that there is no overlap between the hours of operation of the Industrial/Brewery operations and tasting/cellar door components of the business. The tasting and cellar door activities which are likely to generate greater levels of parking activity are also timed to operate at times when parking demands within the Industrial area are lower and accordingly there are no traffic engineering concerns with the extended hours of operation.

Patronage

The applicant also seeks approval to increase the patronage for the site from 100 persons to 140 persons. The increase in patronage is to be achieved by occupying the offstreet parking area with tables and chairs. This would mean the development would provide no offstreet parking during its busiest hours of operation. It is noted that the increased patronage numbers are achieved by occupying the carparking area and as such the carparking area, at these times would be counted as floor area and the parking requirement associated with the tasting/cellar door operations increases from 5 spaces to 10 spaces while the parking provided decreases from 5 spaces to 0 spaces.

The parking surveys provided by the applicant reveal that on-street parking occupancy within 150-170m of the site on weekdays is still high at 4pm (only 10 spaces vacant of 93 on-street spaces) with occupancy rates dropping significantly after 6pm. On weekends parking occupancy rates are low at 12pm (only 6 spaces vacant of 93 on-street spaces) and parking occupancy rates do not drop off appreciably until after 4pm.

Given the above and taking into account the absence of any offstreet parking to support the development during its busiest hours of operation there is potential for the increased patronage numbers to impact upon on-street parking supply. It is therefore considered that patronage levels should remain limited to 100 persons until 6pm on weekdays and until 4pm on weekends. i.e proposed condition 36 should be reworded as follows:

The capacity of the premises for the tasting/cellar door shall be restricted to:

- Total maximum patron capacity of 100 persons between 4pm and 6pm on weekdays and between 12pm and 4pm on weekends
- Total maximum patron capacity of 140 persons after 6pm and on weekdays and after 4pm on weekends

reason: to reduce potential on-street parking impacts

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Traffic Engineer Conditions:

Nil.